

UNREPORTED COPY

FINAL PLAT
FLATIRON PLANNED UNIT DEVELOPMENT III
A REPLAT OF LOT 1, FLATIRON PLANNED UNIT DEVELOPMENT,
PART OF THE W1/2 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 1 OF 2

OWNERSHIP AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED FLATIRON CONSTRUCTORS, INC., BEING THE OWNER(S) OF THE LAND SHOWN IN THIS FINAL PLAT AND DESCRIBED AS FOLLOWS:

LOT 1, FLATIRON PLANED UNIT DEVELOPMENT, FINAL PLAT, IN THE COUNTY OF WELD, STATE OF COLORADO, PER PLAT RECORDED DECEMBER 30, 1991 AT RECEPTION NO. 02273563, IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY.

CONTAINING 1,047,014 SQUARE FEET OR 24.036 ACRES, MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF FLATIRON PLANNED UNIT DEVELOPMENT III, A SUBDIVISION OF A PART OF THE TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE TOWN OF FIRESTONE THE STREETS, AVENUES (AND OTHER PUBLIC PLACES, TRACTS/OUTLOTS) AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE TOWN OF FIRESTONE AND ALL SERVING PUBLIC UTILITIES (AND OTHER APPROPRIATE ENTITIES) THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AS SHOWN.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING SANITARY SEWER SYSTEM WORKS AND LINES, WATER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS, AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER THEREOF WHICH ARE APPROVED BY THE TOWN OF FIRESTONE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE TOWN OF FIRESTONE, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE TOWN OF FIRESTONE SHALL BECOME THE SOLE PROPERTY OF SAID TOWN OF FIRESTONE, COLORADO, EXCEPT PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES AND/OR CENTURY LINK, WHICH WHEN CONSTRUCTED OR INSTALLED SHALL REMAIN AND/OR BECOME THE PROPERTY OF SUCH MUNICIPALITY FRANCHISED UTILITIES, OTHER SERVING PUBLIC ENTITIES, AND/OR CENTURY LINK, AND SHALL NOT BECOME THE PROPERTY OF THE TOWN OF FIRESTONE, COLORADO.

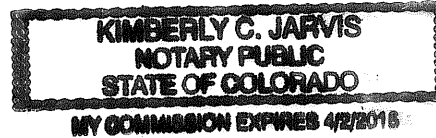
OWNER:
FLATIRON CONSTRUCTORS, INC.

BY: [Signature] TITLE: His Honor Secretary

STATE OF COLORADO }
COUNTY OF WELD } JSS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF April, 2014 BY
G. Melody Pickett

WITNESS MY HAND AND OFFICIAL SEAL

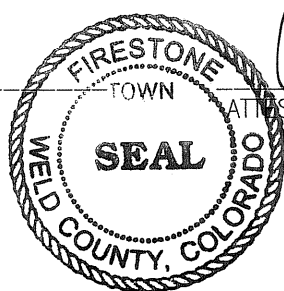


[Signature]
NOTARY PUBLIC
04/02/2015
MY COMMISSION EXPIRES

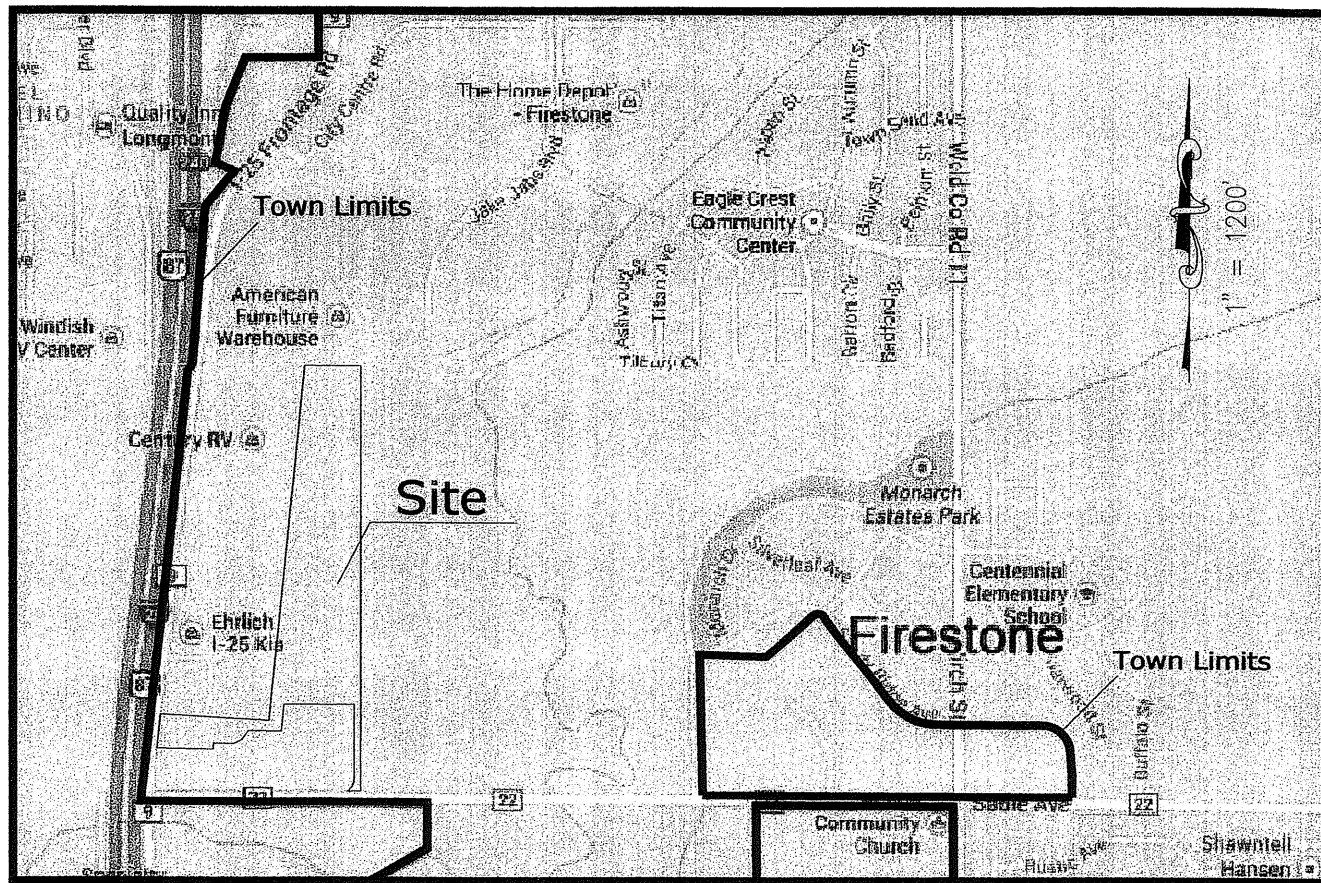
TOWN APPROVAL

THIS IS TO CERTIFY THAT THE PLAT OF FLATIRON PLANNED UNIT DEVELOPMENT III WAS APPROVED ON THIS 26th DAY OF February, 2014 BY RESOLUTION NO. 14-11, AND THAT THE MAYOR OF THE TOWN OF FIRESTONE ON BEHALF OF THE TOWN OF FIRESTONE, HEREBY ACKNOWLEDGES SAID PLAT UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON.

[Signature]
MAYOR



[Signature]
TOWN CLERK



Vicinity Map - 1" = 1200'

SURVEY NOTES

- BEARINGS ARE BASED ON THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., WHICH BEARS SOUTH 00°20'42" WEST BETWEEN THE FOUND MONUMENTS SHOWN HEREON.
- LAND TITLE GUARANTEE COMPANY, TITLE COMMITMENT NO. FCC25119700-2, DATED OCTOBER 23, 2013, WAS RELIED UPON FOR INFORMATION REGARDING RECORDED RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS MAP.
- BOUNDARY DIMENSIONS SHOWN HEREON WITHOUT PARENTHESIS ARE AS MEASURED BY CALVADA SURVEYING, INC. ON NOVEMBER 22 AND 25, 2013. DIMENSIONS WITH PARENTHESIS ARE OF RECORD.
- ALL EASEMENTS SHOWN ON THE PLAT ARE TO BE UTILIZED FOR UTILITIES, DRAINAGE WAYS, AND ROADWAYS.
- WELD COUNTY IS ONE OF THE MOST PRODUCTIVE AGRICULTURAL COUNTIES IN THE UNITED STATES. THE RURAL AREAS OF WELD COUNTY MAY BE OPEN AND SPACIOUS, BUT THEY ARE INTENSIVELY USED FOR AGRICULTURE. PERSONS MOVING INTO A RURAL AREA MUST RECOGNIZE THERE ARE DRAWBACKS, INCLUDING CONFLICTS WITH LONG STANDING AGRICULTURAL PRACTICES AND A LOWER LEVEL OF SERVICES THAN IN TOWN. AGRICULTURAL USERS OF THE LAND SHOULD NOT BE EXPECTED TO CHANGE LONG ESTABLISHED AGRICULTURAL PRACTICES TO ACCOMMODATE THE INTRUSION OF URBAN USERS INTO RURAL AREAS. WELL RUN AGRICULTURAL ACTIVITIES WILL GENERATE OFF SITE IMPACTS, INCLUDING NOISE FROM TRACTORS AND EQUIPMENT, DUST FROM ANIMAL PENS, FIELD WORK, HARVEST, AND GRAVEL ROADS; ODOR FROM ANIMAL CONFINEMENT, SILAGE, AND MANURE; SMOKE FROM DITCH BURNING; FLIES AND MOSQUITOES; USE OF PESTICIDES AND FERTILIZERS IN THE FIELDS, INCLUDING THE USE OF AERIAL SPRAYING. DITCHES AND RESERVOIRS CANNOT SIMPLY BE MOVED OUT OF THE WAY OF RESIDENTIAL DEVELOPMENT WITHOUT THREATENING THE EFFICIENT DELIVERY OF IRRIGATION TO FIELDS WHICH IS ESSENTIAL TO FARM PRODUCTION. CHILDREN ARE EXPOSED TO DIFFERENT HAZARDS IN THE COUNTY THAN IN AN URBAN OR SUBURBAN SETTING. FARM EQUIPMENT AND OIL FIELD EQUIPMENT, PONDS AND IRRIGATION DITCHES, ELECTRICAL POWER FOR PUMPS AND CENTER PIVOT OPERATIONS, HIGH SPEED TRAFFIC, SAND BURS, PUNCTURE VINES, TERRITORIAL FARM DOGS, AND LIVESTOCK PRESENT REAL THREATS TO CHILDREN. CONTROLLING ACTIVITIES OF CHILDREN IS IMPORTANT, NOT ONLY FOR THEIR SAFETY, BUT ALSO FOR THE PROTECTION OF THE FARMER'S LIVELIHOOD.
- THIS PROPERTY IS LOCATED IN AN AREA OF MINIMAL FLOODING ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP NO. 080266 0850-C REVISED SEPTEMBER 28, 1982.

SURVEYOR'S CERTIFICATE

I, JESUS A. LUGO, A DULY LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS PLAT OF FLATIRON PLANNED UNIT DEVELOPMENT III, WAS PREPARED UNDER MY DIRECT SUPERVISION AND IS BASED UPON A SURVEY MADE NOVEMBER 22 AND 25, 2013, AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS IN COMPLIANCE WITH C.R.S. 38-50 THROUGH 38-53 GOVERNING THE SUBDIVISION OF LAND.



JESUS A. LUGO, PLS 38081
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF CALVADA SURVEYING, INC.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

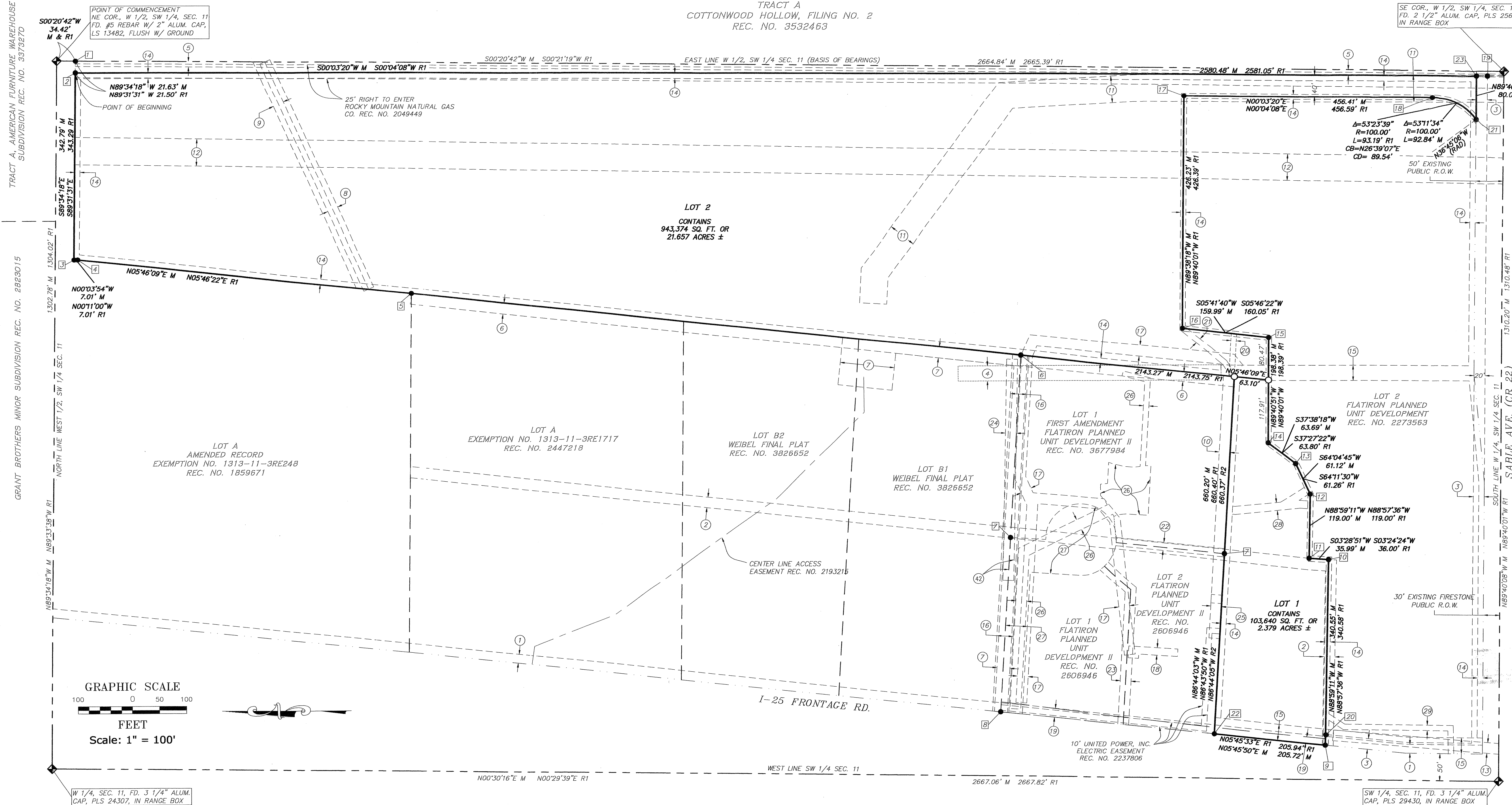
TECHNICAL CONSULTANTS

CAL VADA SURVEYING, INC. 6551 S. REVERE PARKWAY., SUITE 165, CENTENNIAL, CO 80111
Phone: (720)488-1303 Fax: (720)488-1306
Job No. 13212 12-04-13 Email: jesse@calvada.com Contact: Jesse Lugo

OWNER:
FLATIRON CONSTRUCTORS INC.
10090 I-25 FRONTAGE ROAD
LONGMONT, COLORADO 80504
PHONE: 702-494-8018
CONTACT: MELODY PICKETT
EMAIL: MPICKETT@FLATIRONCORP.COM

| FLATIRON COVER SHEET | |
|-------------------------|---------------------------------------|
| NAME OF APPLICATION | FLATIRON PLANNED UNIT DEVELOPMENT III |
| TYPE OF SUBMITTAL | FINAL PLAT |
| FILING NUMBER | III |
| PHASE NUMBER | |
| PREPARATION DATE | DECEMBER 4, 2013 |
| REVISION DATE | JANUARY 10, 2014 |
| REVISION DATE | MARCH 27, 2014 |
| REVISION DATE | |
| REVISION DATE | |
| REVISION DATE | |
| SHEET 1 OF 2 | |

FINAL PLAT
FLATIRON PLANNED UNIT DEVELOPMENT III
A REPLAT OF LOT 1, FLATIRON PLANNED UNIT DEVELOPMENT,
PART OF THE W1/2 OF THE SW 1/4 OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
TOWN OF FIRESTONE, COUNTY OF WELD, STATE OF COLORADO
SHEET 2 OF 2



MONUMENT NOTES

- FND. NO. 5 REBAR W/ 1 1/2" ALUM. CAP STAMPED "LS 13482", N05°08'40"W 0.15' FROM PROP. COR.
- FND. NO. 5 REBAR W/ ORANGE PLASTIC CAP ILLEGIBLE, N00°03'20"E 0.20' FROM PROP. COR.
- FND. NO. 5 REBAR W/ 1 1/2" ALUM. CAP STAMPED "LS 10385", N00°03'54"W 0.40' FROM PROP. COR.
- FND. NO. 5 REBAR W/ ORANGE PLASTIC CAP STAMPED "LS 23500"
- FND. NO. 5 REBAR
- FND. NO. 5 REBAR W/ YELLOW PLASTIC CAP STAMPED "LS 20673"
- FND. NO. 5 REBAR, N82°11'54"W 0.26' FROM PROP. COR.
- FND. SPIKE & BRASS WASHER STAMPED "CALVADA PLS 36580"
- FND. BENT NO. 5 REBAR
- FND. NO. 5 REBAR W/ 1 1/2" ALUM. CAP STAMPED "LS 16837"
- FND. NO. 5 REBAR W/ 1 1/2" ALUM. CAP STAMPED "LS 16837"
- FND. 1" WITNESS CORNER, NO. 5 REBAR W/ ORANGE PLASTIC CAP STAMPED "CALVADA SURVEYING 1" WC PLS 36580"
- FND. BENT NO. 5 REBAR W/ 1 1/2" ALUM. CAP STAMPED "LS 16837"
- FND. NO. 5 REBAR W/ 1 1/2" ALUM. CAP STAMPED "LS 16837"
- FND. NO. 5 REBAR W/ 1 1/2" ALUM. CAP STAMPED "LS 16837"
- FND. PK NAIL AND TAG STAMPED "LS 4108"
- FND. NO. 5 REBAR W/ 1 1/2" ALUM. CAP STAMPED "LS 16837"
- FND. NO. 5 REBAR W/ 1 1/2" ALUM. CAP ILLEGIBLE
- FND. 1 1/2" ALUM. CAP STAMPED "LS 25614" IN CONCRETE WALL OF DITCH
- FND. NO. 5 REBAR W/ 3 1/4" ALUM. CAP STAMPED "CDOT PLS 18482"
- FND. 1 1/2" ALUM. CAP STAMPED "LS 25614" IN CONCRETE WALL OF DITCH
- FND. NO. 5 REBAR W/ 2" ALUM. CAP, ILLEGIBLE
- FND. NO. 5 REBAR W/ ORANGE PLASTIC CAP STAMPED "CALVADA SURVEYING PLS 36580"

MONUMENT LEGEND

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES MONUMENT SET NO. 5 REBAR W/ GREEN PLASTIC CAP STAMPED "LUGO PLS 38081"

LEGEND

- M - INDICATES MEASURED DATA
R1 - INDICATES RECORD DATA FLATIRON PLANNED UNIT DEVELOPMENT, FINAL PLAT, REC. NO. 02273563
R2 - INDICATES RECORD DATA FLATIRON PLANNED UNIT DEVELOPMENT II, FINAL PLAT, REC. NO. 2606946

EASEMENT LEGEND

- 16.5' MOUNTAIN STATES TELEPHONE & TELEGRAPH UTILITY EASEMENT REC. NO. 1540698, BOOK 619
- 20' UTILITY EASEMENT REC. NO. 1760436, BOOK 838
- 20' UNION RURAL ELECTRIC ASSOCIATION, INC. RIGHT-OF-WAY EASEMENT REC. NO. 1788642, BOOK 867
- 30' CENTRAL WELD COUNTY WATER DISTRICT UTILITY EASEMENT REC. NO. 1867500, BOOK 946
- 10' ROCKY MOUNTAIN NATURAL GAS COMPANY UTILITY EASEMENT REC. NO. 2049449
- 20' SAINT VRAIN SANITATION DISTRICT UTILITY EASEMENT REC. NO. 2192765
- MACEY & MERSON OIL, INC. ACCESS EASEMENT REC. NO. 2193345
- 20' SAINT VRAIN SANITATION DISTRICT UTILITY EASEMENT REC. NO. 2198122
- 20' SAINT VRAIN SANITATION DISTRICT UTILITY EASEMENT REC. NO. 2234351
- 20' SAINT VRAIN SANITATION DISTRICT UTILITY EASEMENT REC. NO. 2238200

EASEMENT LEGEND

- 50' PANHANDLE EASTERN PIPE LINE COMPANY UTILITY EASEMENT REC. NO. 2252291
- 50' WYCO PIPE LINE COMPANY UTILITY EASEMENT REC. NO. 2255062
- 20' CENTRAL WELD COUNTY WATER DISTRICT UTILITY EASEMENT REC. NO. 2257569
- 10' UTILITY EASEMENT FLATIRONS P.U.D. FINAL PLAT REC. NO. 2273563
- 20' UTILITY EASEMENT FLATIRONS P.U.D. FINAL PLAT REC. NO. 2273563
- 30' ACCESS EASEMENT REC. NO. 2316562
- 20' CENTRAL WELD COUNTY WATER DISTRICT WATER LINE EASEMENT REC. NO. 2429862 & REC. NO. 2429863
- CENTRAL WELD COUNTY WATER DISTRICT WATER LINE EASEMENT REC. NO. 2429862 & REC. NO. 2429863
- RESERVATION FOR FUTURE RIGHT-OF-WAY ACQUISITION OF 1-25 FRONTAGE ROAD REC. NO. 2528025
- 10' GAS EASEMENT FLATIRONS P.U.D. II FINAL PLAT REC. NO. 2606946

EASEMENT LEGEND

- 10' ELECTRIC EASEMENT FLATIRONS P.U.D. II FINAL PLAT REC. NO. 2606946
- 15' ELECTRIC EASEMENT FLATIRONS P.U.D. II FINAL PLAT REC. NO. 2606946
- 20' UTILITY EASEMENT FLATIRONS P.U.D. II FINAL PLAT REC. NO. 2606946
- SEWER LINE EASEMENT (STAN BARRETT) AS EVIDENCED BY REC. NO. 2606946
- 20' ELECTRIC EASEMENT FLATIRONS P.U.D. II FINAL PLAT REC. NO. 2606946
- DRAINAGE EASEMENT FIRST AMENDMENT, FLATIRONS P.U.D. II REC. NO. 3677984
- ACCESS EASEMENT REC. NO. 3806460
- 15' SEWER SERVICE EASEMENT FLATIRONS P.U.D. FINAL PLAT REC. NO. 2273563
*NOTE: THE ABOVE EASEMENT IS PLOTTED IN THE APPROXIMATE LOCATION PER SAID PLAT
- 10' GAS SERVICE EASEMENT FLATIRONS P.U.D. FINAL PLAT REC. NO. 2273563
*NOTE: THE ABOVE EASEMENT IS PLOTTED IN THE APPROXIMATE LOCATION PER SAID PLAT

FLATIRON

BOUNDARY SHEET

| NAME OF APPLICATION | FLATIRON PLANNED UNIT DEVELOPMENT III |
|---------------------|---------------------------------------|
| TYPE OF SUBMITTAL | FINAL PLAT |
| FILING NUMBER | III |
| PHASE NUMBER | |
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